

PLAN AMENDMENT #2  
APPROVED AUGUST 28, 1995  
RESOLUTION NO. 95-190

A RESOLUTION to amend the future land use map in the 1994 Comprehensive Plan from one and two family residential use to planned commercial use on part of Lot 4, Auditor's Subdivision of the NW 1/4 SW 1/4 and part of Lot 1, Auditors Subdivision of the SW 1/4 SW 1/4, both in Section 32-75-43.

WHEREAS, Quick Bankcorp, Inc., d/b/a Peoples National Bank, has requested an amendment to the 1994 comprehensive plan to allow construction of a bank facility at 201 and 205 Bennett Avenue; and

WHEREAS, the future land use map in the comprehensive plan shows the subject property as one and two family residential; and

WHEREAS, the applicant's intended use, is consistent with Chapter 15.17, PC/Planned Commercial District; and

WHEREAS, amendment of the comprehensive plan's future land use map is justified if the development proposal advances the goals and policies of the comprehensive plan; and

WHEREAS, when the 1994 comprehensive plan was prepared and adopted, the Bennett Avenue/Valley View connector road was not envisioned; and

WHEREAS, reducing traffic congestion on Madison Avenue and increasing the City's commercial services and tax base are consistent with the overall goals established by the comprehensive plan; and

WHEREAS, the Madison Avenue Urban Renewal Plan supports further commercial development at the Mall of the Bluffs and the need for the Bennett Avenue/Valley View connector road; and

WHEREAS, the relationship of the proposed site to the adjacent residential property is such that it can be developed for commercial use without altering the character or negatively impacting the existing residential property, and

WHEREAS, utility capacity is available to serve the proposed use.

NOW, THEREFORE, BE IT RESOLVED

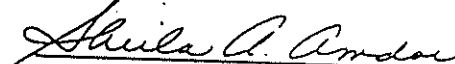
BY THE CITY COUNCIL

OF THE


CITY OF COUNCIL BLUFFS, IA:

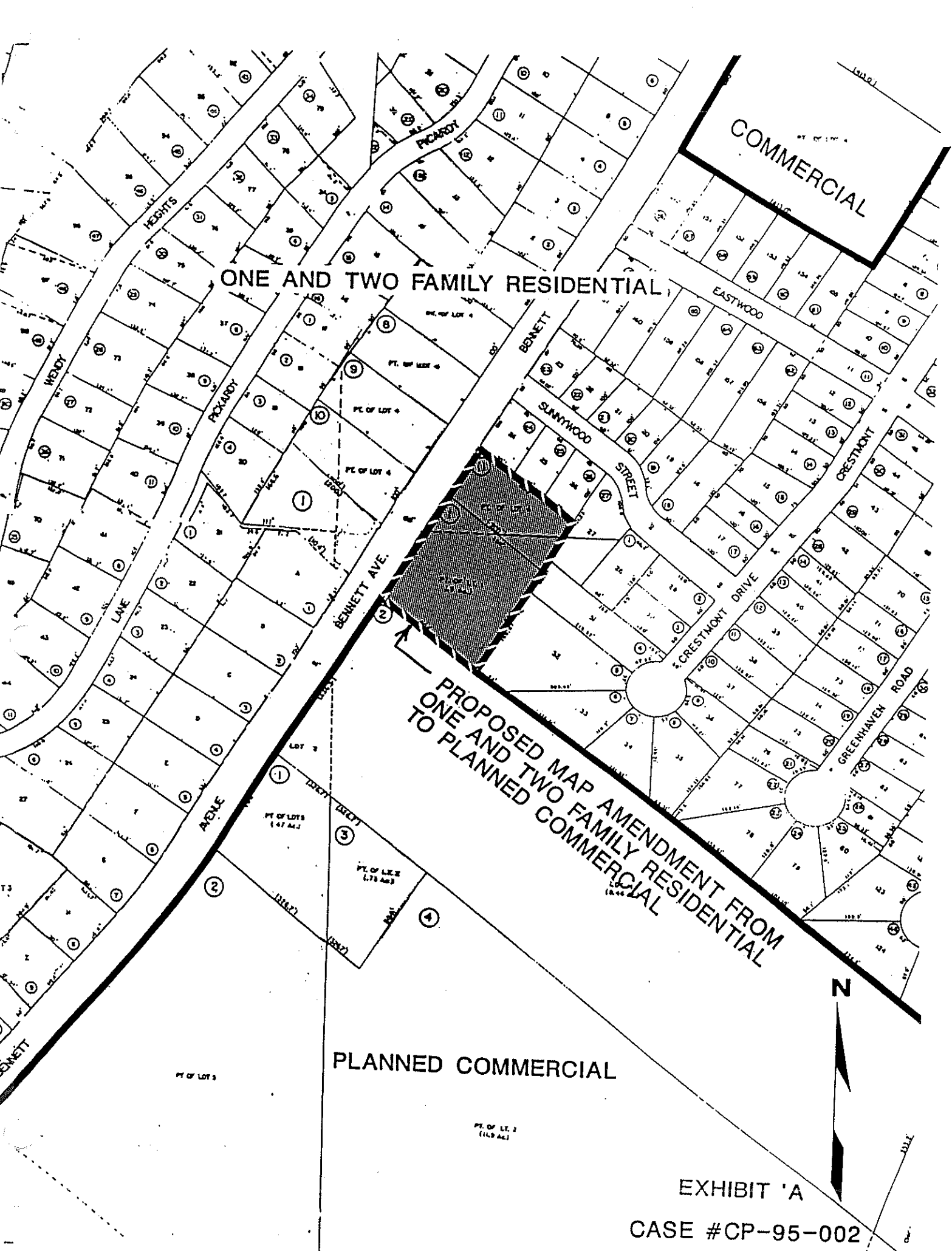
That the future land use map of the 1994 comprehensive plan is amended, as set out in Exhibit 'A', to change the one and two family residential use designation to planned commercial use on property commonly described as 201 and 205 Bennett Avenue.

ADOPTED  
AND  
APPROVED August 28, 1995

  
Sheila A. Amdor Mayor ProTem

ATTEST:

  
Olga Arellano City Clerk



ONE AND TWO FAMILY RESIDENTIAL

COMMERCIAL

PROPOSED MAP AMENDMENT FROM  
ONE AND TWO FAMILY RESIDENTIAL  
TO PLANNED COMMERCIAL

PLANNED COMMERCIAL

N

EXHIBIT 'A'

CASE #CP-95-002